

City of Issaquah Quarterly Report – Fall 2020

Major Development & Construction Activity Report

The following represents a status summary of select major development (review and construction) occurring in the City. A complete list of all significant development activity can be found on the City's Active Projects page: <https://www.issaquahwa.gov/activeprojectsmap>

As construction projects move from Summer to Fall, wet weather construction plans are required for projects wishing to continue working during the wet season. Higher standards are put in place for exposed soils and temporary erosion & sedimentation control (TESC).

Project Name: Middle School 6 (Talus)

Project: Approximately 145,000 square feet of academic, school administration and ancillary spaces in a six-story building, as well as an athletic field. The new school would accommodate up to 900 students and 80 staff.

Location: Talus

Approval: Land Use Permit (SDP19-00002) approved 2/10/20

Status: (Fall – Winter) Construction will continue into the wet season and through next summer. The District is hoping for construction to be completed by August 2021 in time for the 2021-2022 school year.



Project Name: Talus Parcel 9

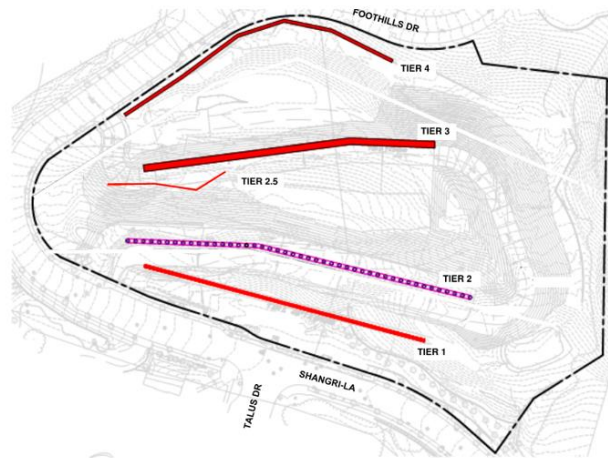
Project: 90 single-family homes

Location: Talus

Approval: Preliminary Plat (14-00001) approved 6/2/14

Status: After initial grading activities on the property, Talus Parcel 9 became unstable in November 2015. Since that time, the property owner has been working to stabilize the property in anticipation that future development could move forward.

The City has placed a requirement on the property that it remain stable over the course of a typical wet season before development activities could resume. The property owner has requested this wet season to be their monitoring period. The parties will observe the property over the wet season (October to April) and evaluate whether development may proceed in the Spring.



Project Name: Panorama

Project: 63 single-family homes

Location: Talus

Approval: Final Plat (FP15-00003) approved 9/18/15

Status: (Fall – Winter) Continued construction of homes sites is expected through the next quarter.

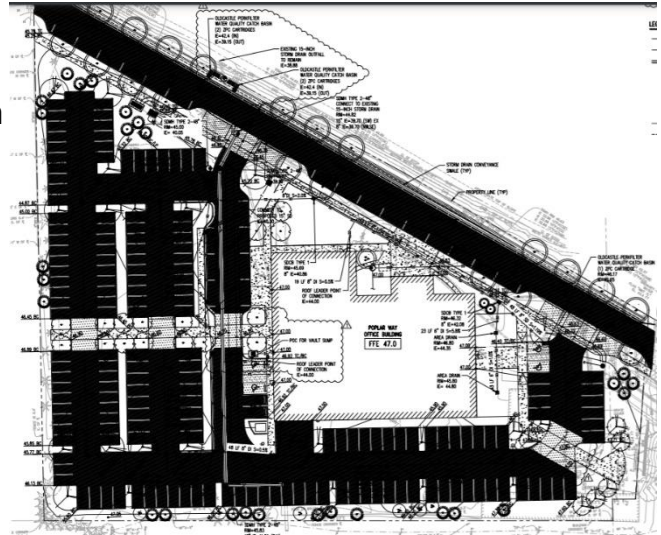


Project Name: Poplar Office Building
Project: Approximately 71,000 square potential retail and/or day care uses on the ground floor.

Location: 2005 NW Poplar Way

Approval: Land Use Permit (ASDP18-00009) approved 1/10/19

Status: (Fall – Winter) Building is expected to receive its Certificate of Occupancy in late October. No tenants have been disclosed as yet.



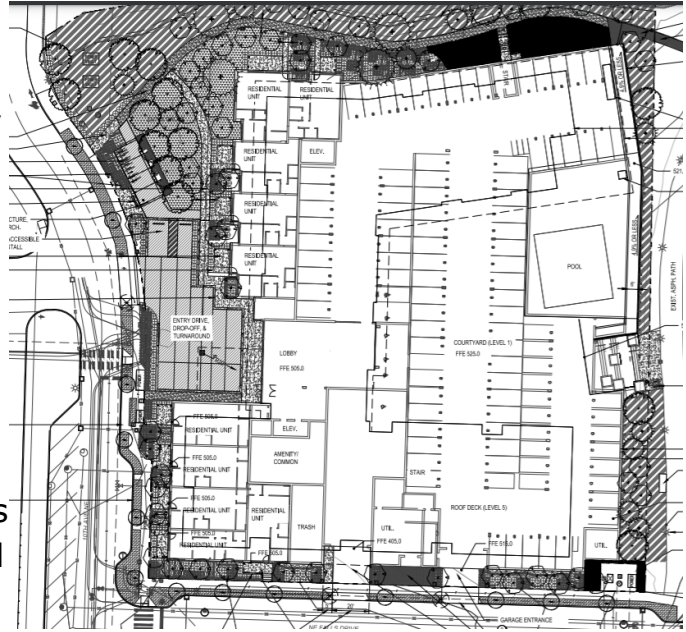
Project Name: Block 19 apartments (Alexan Highlands)

Project: Construction of a five-story, 135-unit apartment building with a 2-level parking garage tucked under the building.

Location: Issaquah Highlands, northeast corner of 10th Avenue NE and NE Falls Drive

Approval: Land Use Permit (ASDP17-00004) approved 10/13/17

Status: (Fall-Winter): Construction is ongoing in this upcoming quarter and construction is expected to be completed by in the second quarter of 2021.



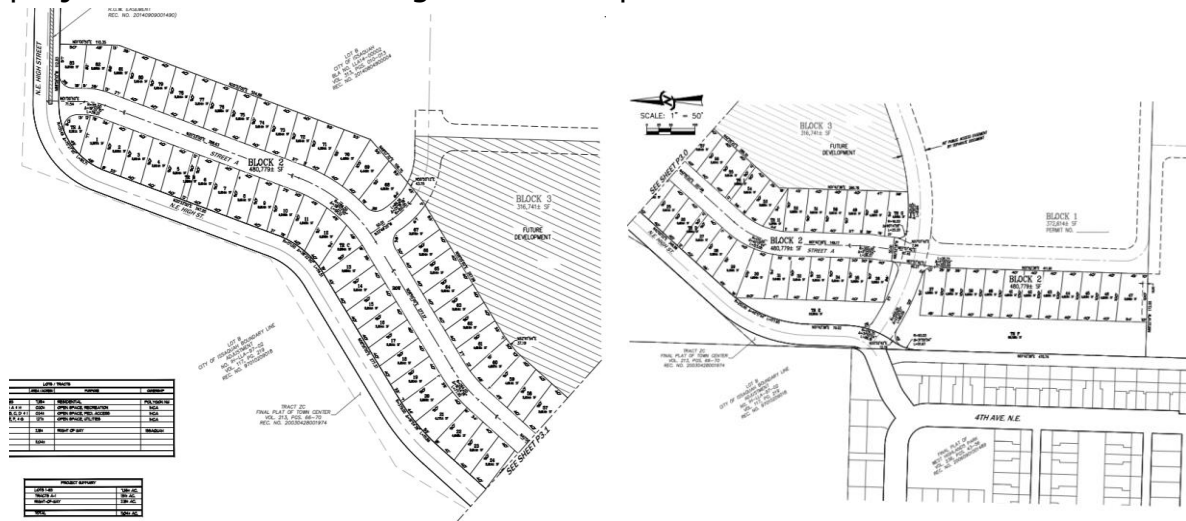
Project Name: Westridge single-family north

Project: 73 single family homes

Location: Located in Issaquah Highlands, east of the West Highlands Park neighborhood, south of High Street, and west of 9th Avenue NE

Approval: Final Plat (FP19-00001) approved 3/11/20

Status: (Fall – Winter) Taylor Morrison expects building construction in this project to continue through the next quarter.



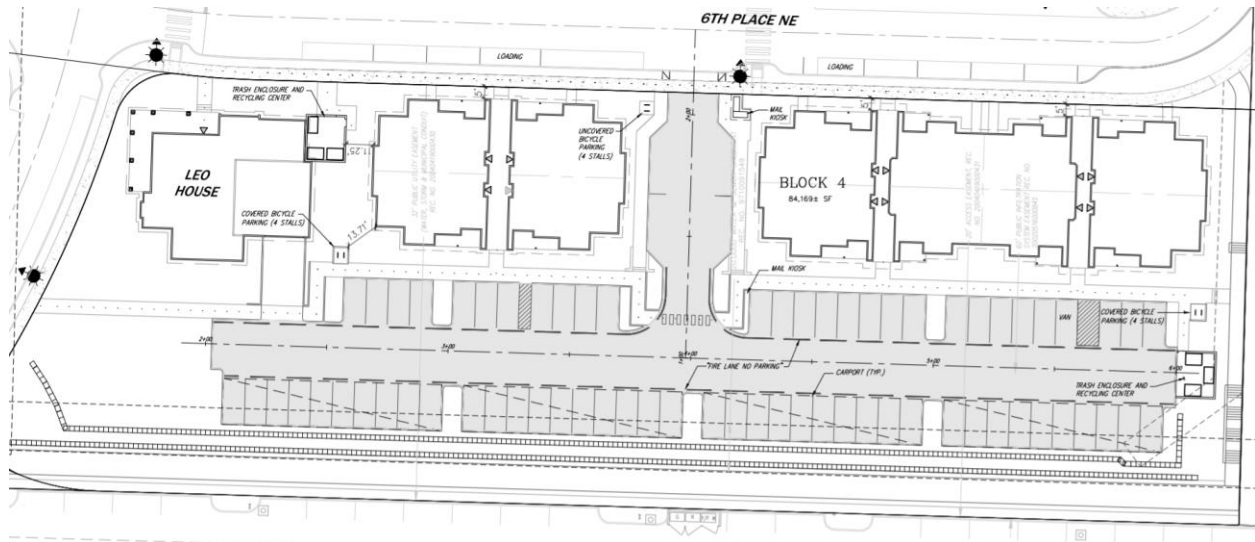
Project Name: Westridge Block 4

Project: LEO house and 38 affordable units

Location: Issaquah Highlands, southwest corner of 6th Place NE and NE Ellis Drive

Approval: Land Use Permit (ASDP18-00004) approved 9/7/18

Status: (Fall – Winter) All permits are issued. Taylor Morrison plans to start building construction in this quarter.



Project Name: Kelkari Phase II

Project: 72 townhomes in Phases II and III

Location: Located on the north and south sides of Sunrise Place SW off Wildwood Boulevard SW, south and east of Cabin Creek. The project site is west of the Foothills at Issaquah, residential subdivision.

Approval: Land Use Permit (MSPA16-00001, BSP16-00001, ASDP16-00004) approved 9/20/17

Status: (Fall – Winter): Phase II (north of Sunrise) is currently under construction. Construction has not commenced this year on Phase III. The applicant estimates completion of Phase II by mid to late 2021. Phase III is expected to commence in 2021 following the wet season.



Project Name: Costco Corporate Office expansion

Project: An approximately 600,000 square foot office building and a 630,000 square foot parking garage.

Location: Pickering Place, north side of SE 62nd Street, east and west of Lake Drive

Approval: Land Use Permit (SDP17-00001) approved 10/23/18

Status: (Fall – Winter) Construction of both building will continue through this quarter.

